



APPLICATION ACCEPTED: May 9, 2008
PLANNING COMMISSION: September 11, 2008
BOARD OF SUPERVISORS: September 22, 2008

County of Fairfax, Virginia

August 27, 2008

STAFF REPORT

SPECIAL EXCEPTION APPLICATION SE 2008-SP-015

SPRINGFIELD DISTRICT

APPLICANT: SunTrust Bank, Inc.

ZONING: C-6, HC, WS

LOCATION: 13035 B Lee Jackson Memorial Hwy

PARCEL(S): 045-1 ((1)) 10C

ACREAGE: 23,043 sq ft

FAR: 0.14

OPEN SPACE: 20% (4,608 square feet)

PLAN MAP: Retail and Other

SE CATEGORY: Category 6: Drive-in Financial Institution
in a Highway Corridor Overlay District

PROPOSAL: Develop a freestanding drive-in Financial
Institution with two drive-through window
lanes

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2008-SP-015 subject to the proposed development conditions in Appendix 1.

Staff recommends approval of a waiver of the loading space requirement.

Staff recommends approval of a waiver of the on-road bike lane requirement on Route 50.

Christopher M. DeManche

Staff recommends approval of a modification of the trail requirement on Route 50.

Staff recommends approval of a waiver of the barrier requirement in favor of that shown on the SE Plat.

Staff recommends approval of a modification of the transitional screening requirement in favor of that shown on the SE Plat.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this Special Exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

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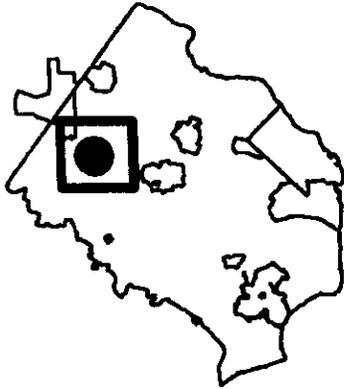


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

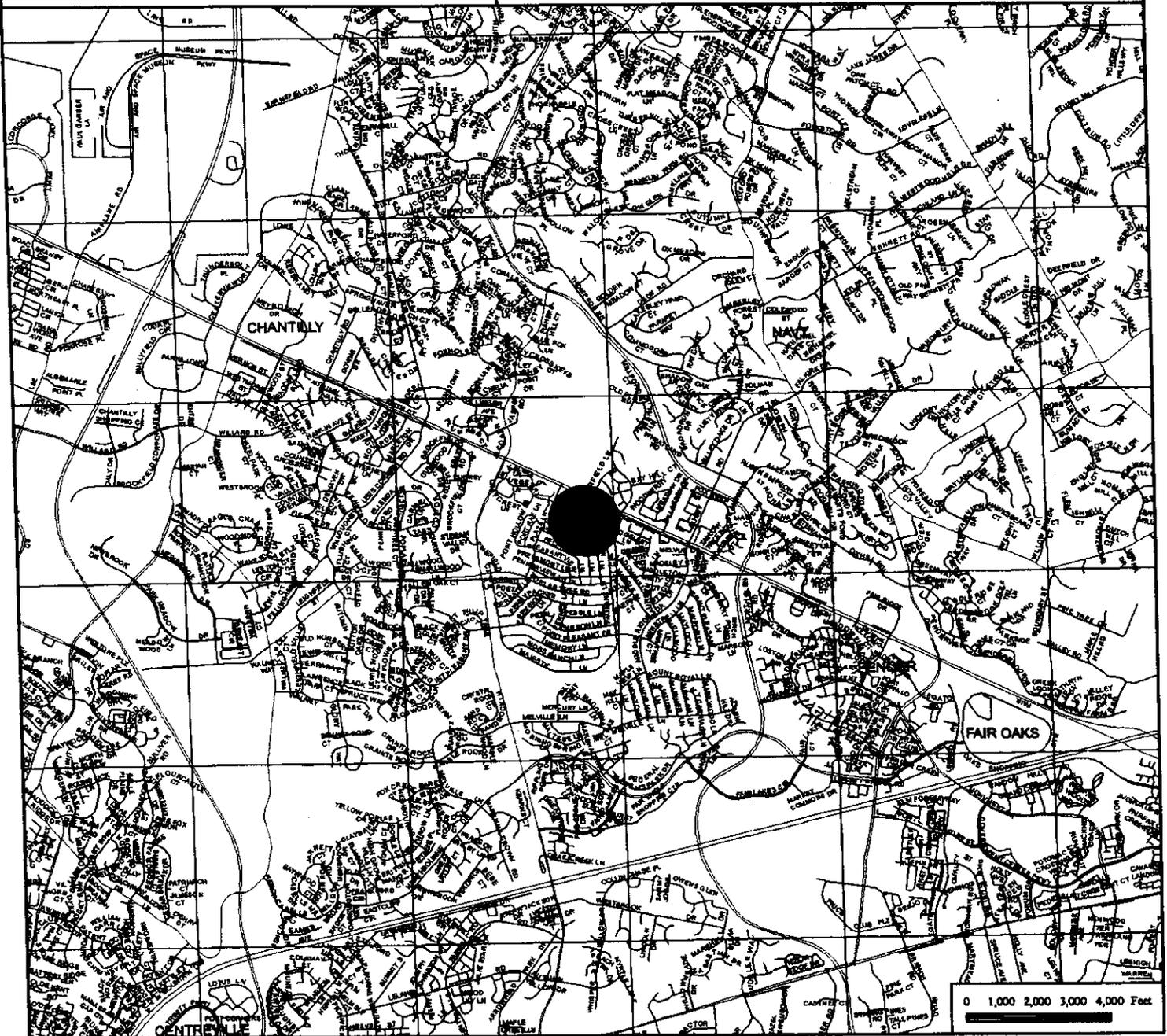
Special Exception

SE 2008-SP-015

Applicant: SUNTRUST BANK, INC.
Accepted: 05/09/2008
Proposed: DRIVE-IN FINANCIAL INSTITUTION
Area: 23,043 SF OF LAND; DISTRICT - SPRINGFIELD



Zoning Dist Sect: 07-0607
Art 9 Group and Use: 6-07
Located: 13035 B LEE JACKSON MEMORIAL HIGHWAY
Zoning: C- 6
Plan Area: 3,
Overlay Dist: WS HC
Map Ref Num: 045-1- /01/ /0010C pt.



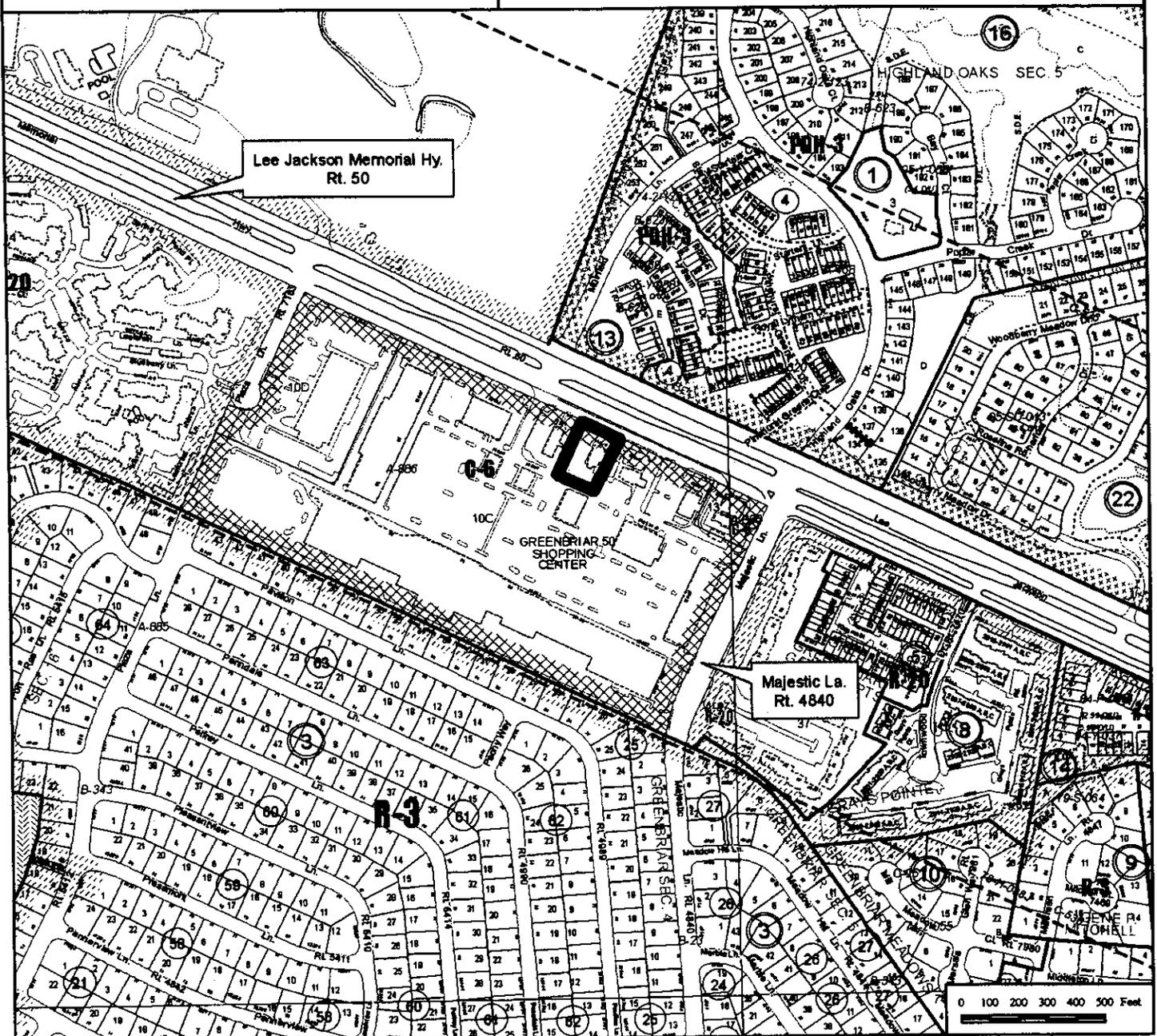
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BENGTSON, DEBELL, ELKIN & TITUS, LTD.

PERMEABILITY ADJUSTMENT SUMMARY

Area	Area (sq ft)	Permeability	Runoff Coefficient	Runoff Volume (cu ft)
1. Paved	100,000	0.05	0.90	45,000
2. Concrete	50,000	0.05	0.90	22,500
3. Asphalt	150,000	0.05	0.90	75,000
4. Grass	200,000	0.10	0.70	14,000
5. Soil	100,000	0.20	0.50	10,000
Total	600,000			166,500

Site 1: Impervious Area

- 1. Paved: 100,000 sq ft
- 2. Concrete: 50,000 sq ft
- 3. Asphalt: 150,000 sq ft

Site 2: Permeable Area

- 4. Grass: 200,000 sq ft
- 5. Soil: 100,000 sq ft

Runoff Volume Summary

- Runoff Volume (cu ft): 166,500
- Runoff Volume (inches): 0.12

PERMEABILITY ADJUSTMENT SUMMARY

The following table summarizes the permeability adjustment for the site. The runoff volume is calculated based on the area and permeability of each surface type. The total runoff volume is 166,500 cubic feet, which is equivalent to 0.12 inches of runoff over the entire site area.

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STORMWATER MANAGEMENT / BMP COMPUTATIONS
 GREENBRIAR TOWN CENTER
 FAYETTE COUNTY, VIRGINIA
 SPRINGFIELD DISTRICT

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 GREENBRIAR TOWN CENTER
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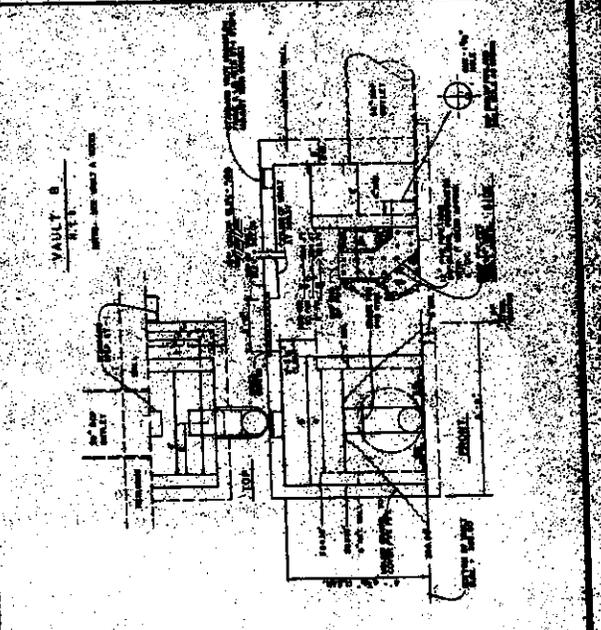
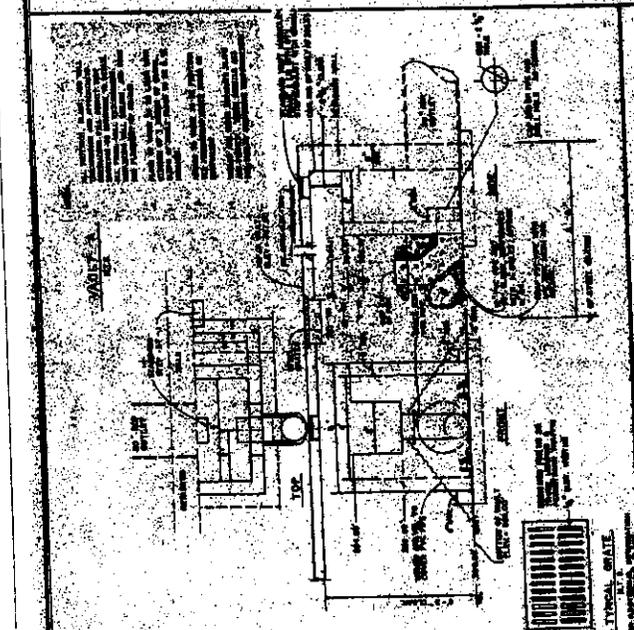
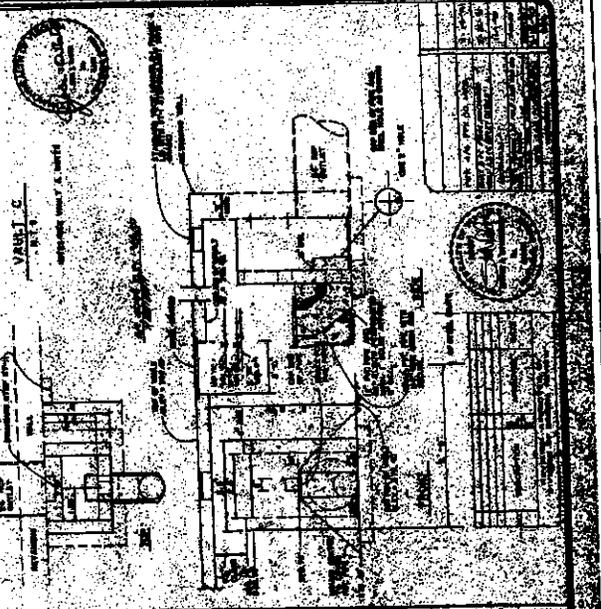
DATE	NOV 15 2007
BY	DAVID L. WILSON
CHECKED BY	DAVID L. WILSON
SCALE	AS SHOWN
SHEET NO.	7
TOTAL SHEETS	7

BENGTSON, DEBELL, ELKIN & TRUSS, LTD.
 ENGINEERS & ARCHITECTS / LANDSCAPE ARCHITECTS
 1000 COMMONWEALTH BLVD., SUITE 200
 FAYETTE COUNTY, VIRGINIA 22801
 PHONE: (540) 413-4100
 FAX: (540) 413-4101

GREENBRIAR SHOPPING CENTER ADDITION
 STORMWATER MANAGEMENT / BMP COMPUTATIONS
 FAYETTE COUNTY, VIRGINIA

STORMWATER MANAGEMENT / BMP COMPUTATIONS (0012-SP-01-03) AS PREPARED BY BENGTSON, DEBELL, ELKIN & TRUSS, LTD. (NOV 15 2007) FOR INFORMATION ONLY.

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT IMPERVIOUS	COEFFICIENT OF RUNOFF (C)	WATER VOLUME (CU FT.)	PEAK FLOW (GPM)	PEAK FLOW (MGD)
1	ASPH/FLT	10,000	95	0.5	1,000	100	0.001
2	CONCRETE	5,000	100	0.5	500	50	0.0005
3	GRAVEL	2,000	100	0.5	200	20	0.0002
4	GRASS	10,000	5	0.1	100	10	0.0001
5	WOOD	1,000	100	0.5	100	10	0.0001
6	PAVEMENT	15,000	100	0.5	3,000	300	0.003
7	ROOF	10,000	100	0.5	2,000	200	0.002
8	DRIVEWAY	2,000	100	0.5	200	20	0.0002
9	WALKWAY	1,000	100	0.5	100	10	0.0001
10	LANDSCAPE	10,000	10	0.1	100	10	0.0001
11	POOL	5,000	100	0.5	500	50	0.0005
12	DECK	1,000	100	0.5	100	10	0.0001
13	SCREENED PORCH	1,000	100	0.5	100	10	0.0001
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15	SCREENED BALCONY	1,000	100	0.5	100	10	0.0001
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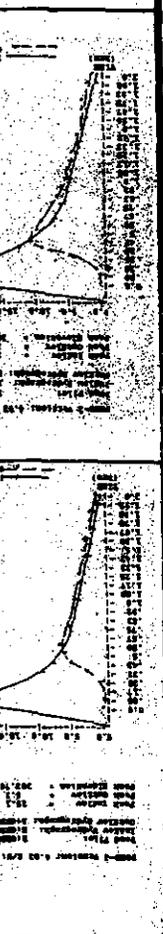
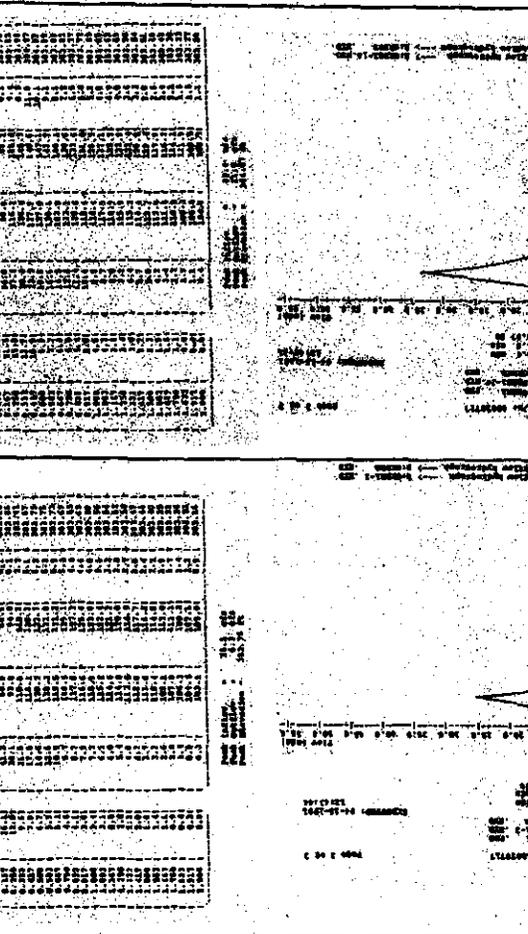
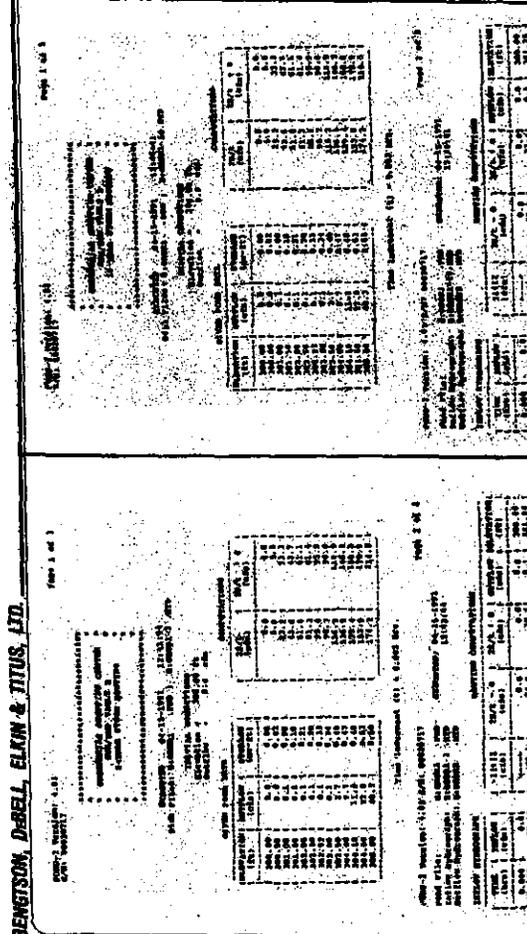
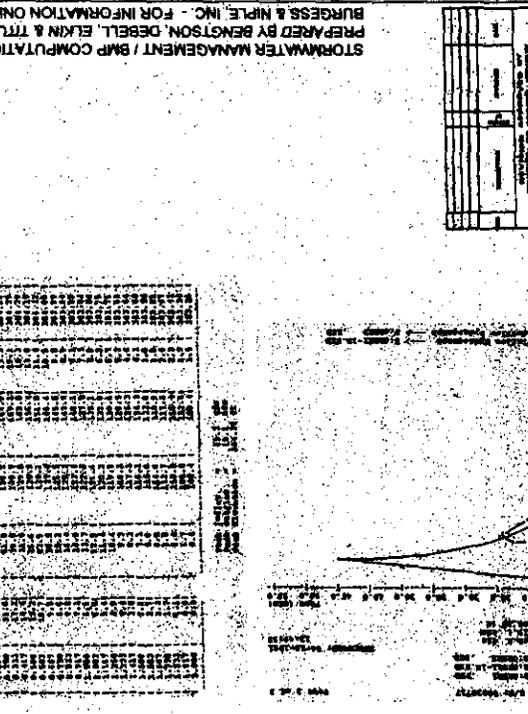
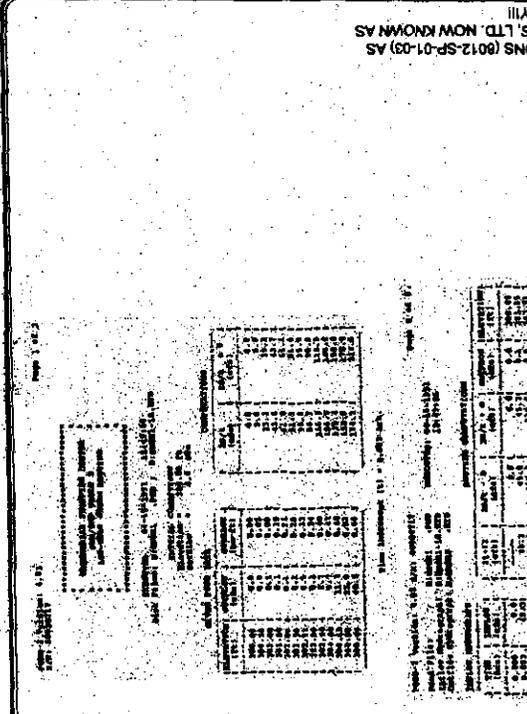
BENGTSON, DEBELL, ELKIN & TRUSS, LTD.

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1	ASPH/FLT	10,000	95	0.5	1,000	100	0.001
2	CONCRETE	5,000	100	0.5	500	50	0.0005
3	GRAVEL	2,000	100	0.5	200	20	0.0002
4	GRASS	10,000	5	0.1	100	10	0.0001
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34	SCREENED TERRACE	1,000	100	0.5	100	10	0.0001
35	SCREENED PERGOLA	1,00					

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ENGINEERS & ARCHITECTS
1000 COMMONWEALTH AVENUE, SUITE 200
FAYETTE COUNTY, VIRGINIA 22801
PHONE: (540) 413-1100
FAX: (540) 413-1101
WWW.BENGTSON-DEBELL-ELKIN-TITUS.COM

GREENBRIAR SHOPPING CENTER
ADDITION
STORMWATER MANAGEMENT / BMP COMPUTATIONS
FAYETTE COUNTY, VIRGINIA

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT IMPERVIOUS	COEFFICIENT OF RUNOFF (C)	TIME OF CONCENTRATION (MIN.)	PEAK FLOW (MGD)	PEAK FLOW (MGD)
1	ASPH/FLT	10,000	100	0.5	10	0.05	0.05
2	CONCRETE	5,000	100	0.5	10	0.025	0.025
3	GRAVEL	10,000	100	0.5	10	0.05	0.05
4	GRAVEL	10,000	100	0.5	10	0.05	0.05
5	GRAVEL	10,000	100	0.5	10	0.05	0.05
6	GRAVEL	10,000	100	0.5	10	0.05	0.05
7	GRAVEL	10,000	100	0.5	10	0.05	0.05
8	GRAVEL	10,000	100	0.5	10	0.05	0.05
9	GRAVEL	10,000	100	0.5	10	0.05	0.05
10	GRAVEL	10,000	100	0.5	10	0.05	0.05
11	GRAVEL	10,000	100	0.5	10	0.05	0.05
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13	GRAVEL	10,000	100	0.5	10	0.05	0.05
14	GRAVEL	10,000	100	0.5	10	0.05	0.05
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31	GRAVEL	10,000	100	0.5	10	0.05	0.05
32	GRAVEL	10,000	100	0.5	10	0.05	0.05
33	GRAVEL	10,000	100	0.5	10	0.05	0.05
34	GRAVEL	10,000	100	0.5	10	0.05	0.05
35	GRAVEL	10,000	100	0.5	10	0.05	0.05
36	GRAVEL	10,000	100	0.5	10	0.05	0.05
37	GRAVEL	10,000	100	0.5	10	0.05	0.05
38	GRAVEL	10,000	100	0.5	10	0.05	0.05
39	GRAVEL	10,000	100	0.5	10	0.05	0.05
40	GRAVEL	10,000	100	0.5	10	0.05	0.05
41	GRAVEL	10,000	100	0.5	10	0.05	0.05
42	GRAVEL	10,000	100	0.5	10	0.05	0.05
43	GRAVEL	10,000	100	0.5	10	0.05	0.05
44	GRAVEL	10,000	100	0.5	10	0.05	0.05
45	GRAVEL	10,000	100	0.5	10	0.05	0.05
46	GRAVEL	10,000	100	0.5	10	0.05	0.05
47	GRAVEL	10,000	100	0.5	10	0.05	0.05
48	GRAVEL	10,000	100	0.5	10	0.05	0.05
49	GRAVEL	10,000	100	0.5	10	0.05	0.05
50	GRAVEL	10,000	100	0.5	10	0.05	0.05



BENGTSON, DEBELL, ELKIN & TITUS, LTD.

BENJAMIN, DEBELL, ELKIN & TITUS, LTD.
 ENGINEERS - ARCHITECTS - PLANNERS - LANDSCAPE ARCHITECTS
 1000 W. MARKET STREET, SUITE 200, CHARLOTTE, NC 28202
 (704) 375-1100

GREENBRIAR SHOPPING CENTER
 STORMWATER MANAGEMENT / BMP COMPUTATIONS
 FARMEX COUNTY, VIRGINIA

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10

STORMWATER MANAGEMENT / BMP COMPUTATIONS (9012-SP-01-03) AS PREPARED BY BENJAMIN, DEBELL, ELKIN & TITUS, LTD. NOW KNOWN AS BURGESS & NIPLÉ, INC. - FOR INFORMATION ONLY!!!

Page 1 of 3

NO. 1 - 10000 SQ. FT. (1.00 AC.)

NO.	AREA (SQ. FT.)	PERCENT IMPERVIOUS	COEFFICIENT OF RUNOFF	TIME OF CONCENTRATION (MIN.)	PEAK FLOW (MGD)	PEAK FLOW (MGD)	PEAK FLOW (MGD)
1	10000	100	0.50	10	0.00	0.00	0.00

Page 2 of 3

NO. 2 - 10000 SQ. FT. (1.00 AC.)

NO.	AREA (SQ. FT.)	PERCENT IMPERVIOUS	COEFFICIENT OF RUNOFF	TIME OF CONCENTRATION (MIN.)	PEAK FLOW (MGD)	PEAK FLOW (MGD)	PEAK FLOW (MGD)
2	10000	100	0.50	10	0.00	0.00	0.00

Page 3 of 3

NO. 3 - 10000 SQ. FT. (1.00 AC.)

NO.	AREA (SQ. FT.)	PERCENT IMPERVIOUS	COEFFICIENT OF RUNOFF	TIME OF CONCENTRATION (MIN.)	PEAK FLOW (MGD)	PEAK FLOW (MGD)	PEAK FLOW (MGD)
3	10000	100	0.50	10	0.00	0.00	0.00

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

Proposal: The applicant, SunTrust Financial Institution, Inc., requests approval of a Special Exception to allow a drive-in financial institution with two drive-through window lanes.

Hours: Monday through Friday: 9 am to 6 pm
Saturday: 9 am to 2 pm
ATM: 24 hours, 7 days a week

Waivers and Modifications: Waiver of loading space
Waiver of on-road bike lane on Route 50
Modification of trail requirement on Route 50
Waiver of barrier requirement

Modification of transitional screening requirement

LOCATION AND CHARACTER

Site Description:

The subject property proposed for a drive-in financial institution with two drive-through lanes is located within the Greenbriar Shopping Center along the south side of the Lee Jackson Memorial Highway (Route 50). The project site is zoned C-6 and is located within the Highway Commercial Overlay District and Water Supply Protection Overlay District. The site is currently improved with a one-story vacant building, formerly a Pizza Hut restaurant, which will be removed. The project site totals approximately 23,043 square feet in area and is between the Popeye's Chicken and BB & T Financial Institution pad sites.

Surrounding Area Description:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Highland Oaks Development	PDH-3	Residential; 2-3 du/ac
South	Sweethearts Restaurant	C-6	Commercial (Retail and Other)
East	BB & T Bank	C-6	Commercial (Retail and Other)
West	Popeye's Restaurant	C-6	Commercial (Retail and Other)

BACKGROUND

Site History:

The Greenbriar Shopping Center was constructed in 1970 on 29.63 acres and consists of thirteen freestanding one-story buildings with a total gross floor area of 355,172 square feet. The shopping center was constructed pursuant to approved site plan # 8012-SP-01-03. Based on county records, the project site was originally developed in 1977 for a Pizza Hut restaurant with a total gross floor area of 2,940 square feet; the restaurant has been vacated and is proposed to be replaced with the financial institution.

COMPREHENSIVE PLAN PROVISIONS

- Plan Area:** III
- Planning District:** Bull Run
- Planning Sector:** BR4 Stringfellow
- Plan Map:** Commercial (Retail and Other)

There is no specific Plan text for this site; relevant excerpts from the Plan may be found in Appendix 5.

ANALYSIS

SE Plat (Copy at the front of the staff report)

- Title of SE Plat:** SunTrust Bank, Greenbriar Town Center
- Prepared by:** Bowman Consulting
- Original and Revision Dates:** March 1, 2008 as revised through August 11, 2008.

The SE Plat consists of fourteen (14) sheets. **Sheet 1** is a title sheet, and includes a sheet index and vicinity map. **Sheet 2** is an information sheet and includes site tabulations, general project notes and angle of bulk plane illustration. **Sheet 3** is a site plan sheet delineating the overall site plan for the Greenbriar Shopping Center. **Sheet 4** delineates a layout of the project site

under the existing improved conditions, including existing vegetation. **Sheet 5** delineates the layout of the SE site (described below), free-standing directional signage and the landscape plan. **Sheets 6 and 6A through 6G** detail the stormwater plan for the site, including narrative and outfall details. **Sheet 7** details the elevations for the bank, including wall-mounted signage.

The following features are depicted on the SE Plat:

- **Building:** The SE Plat delineates a one-story, twenty-five foot tall masonry building with a canopy entrance and two covered drive through lanes for teller and ATM services. The building has a maximum floor area of 3,200 square feet and is located on the eastern portion of the site, with the drive through lanes located along the east side of the building.
- **Drive through windows:** A canopy is shown extending over the two proposed drive-through lanes; a by-pass lane is not provided.
- **Architecture:** Sheet 7 of the SE Plat details a building with similar architectural details on all four sides. The building has a gable roof design and is comprised of masonry materials, with decorative columns as part of the entrance canopy and covered drive-through.
- **Intensity:** Sheet 2 of the SE Plat notes a floor area ratio of 0.14 for the entire project site.
- **Access:** Access will be provided to the site by a two lane entrance along the service road that runs parallel to Route 50 within the shopping center, and a two lane entrance along the rear portion of the site from an internal driveway within the shopping center.
- **Circulation:** The two proposed entrances to the site provide two-way access to parking areas and the entrance to the drive-through area.
- **Parking:** The SE plat shows a total of 19 parking spaces located to the north and west of the proposed building.
- **Sidewalks & Trails:** The SE Plat shows an existing four foot wide sidewalk adjacent to the service road that runs parallel to Route 50. (This application includes a waiver request for an on-road bicycle lane and a waiver request for an 8 foot wide asphalt trail along the property's Route 50 frontage)
- **Wall-mounted Signage:** Sheet 7 details the building elevations, including wall mounted signage on the north and south elevations. The wall-mounted

signage for both elevations includes the name "Sun Trust" with the company logo. Sheet two notes that the wall-mounted letters would be eighteen inch channel letters with interior illumination.

- Free-standing Signage: Sheet 5 of the SE Plat shows the location of a free-standing sign at both entrances to the site. Sheet 2 notes each free-standing sign shall be three feet wide and two and one half feet high with a maximum sign area of four square feet.
- Landscaping: Sheet 5 of the SE Plat details the landscape plan for the project site, which meets the tree coverage requirements of ten percent of the total site or 2,004 square feet of area. Specifically, the landscape plan proposes a total tree coverage of eleven percent; the preservation of a twelve inch caliper oak tree at the southwest corner; six deciduous trees; six ornamental trees; and forty-one shrubs.
- Stormwater Management: Sheets 6 and 6A through 6G detail the stormwater plan for the site, including narrative and outfall information. The existing underground detention facility will provided stormwater detention for this development. Each of the outfalls for this property have been detailed on Sheet 6F of the SE Plat.

Land Use Analysis (Appendix 4)

Comprehensive Plan guidance indicates that the BR4 Planning Sector is developed with low-intensity residential uses such as attached and detached single-family dwellings and neighborhood shopping centers. Overall, development is heavily oriented toward Route 50, with a wide range of commercial and office uses supporting the surrounding communities.

The proposed drive-in financial institution would provide for the redevelopment of a pad site within the Greenbriar Shopping Center. The Comprehensive Plan provides that infill development should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Objective 8: Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.

The intensity and compatibility of the proposed drive-in financial institution would not cause adverse impacts on public facility and transportation systems, the environment or the surrounding community due to the site location within an

existing shopping center. Stability within established residential neighborhoods would be maintained through the separation of residential and commercial uses based on existing land uses patterns within the general vicinity of the project site.

Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.

The proposed drive-in financial institution would provide for a harmonious and attractive development within an existing shopping center. Based on a review of the architectural renderings and existing buildings within the Greenbriar Shopping Center, the proposed 3,200 square foot building would be compatible with the scale and intensity of the shopping center, as well as the massing and style of surrounding buildings. The landscape plan for the site provides for adequate buffering and transition areas between the drive-in financial institution and surrounding uses. Based on staff's review, no specific visual, auditory or environmental impacts would be created as a result of this special exception request.

Guidelines for Drive-Through Windows and Other Drive-Through Facilities

Drive-through windows for commercial establishments and other drive-thru facilities have the potential to cause serious on-site and off-site traffic circulation problems. To address these potential problems, drive-thru windows and other drive-thru facilities should be approved only if the size and configuration of the lot are adequate to achieve a safe drive-thru facility, parking circulation and pedestrian system. All activity generated by the use must be accommodated on the site. Noise, glare and other nuisance aspects related to drive-thru facilities must not adversely affect adjacent properties.

Based upon a review of the additional guidelines provided by the Comprehensive Plan for the review of developments featuring drive-through windows, staff concludes that the proposed development provides adequate area and configuration to achieve a safe drive-through facility with parking circulation. Specifically, the proposed development would provide approximately ten stacking spaces for two drive-through lanes to ensure that parking circulation within the site is not diminished for traffic that is entering and exiting from the site. Pedestrian circulation would not be impacted by the design of the site due to the separation of the drive-through lanes from the parking spaces and travel aisles.

Transportation Analysis

The Transportation Department has reviewed the subject application and suggests the following:

- The applicant should provide the now standard five foot wide sidewalk along the site at the service drive. *The SE Plat delineates a 5.0 foot wide sidewalk along the service drive.*
- The applicant should provide additional sidewalk for a north/south directional pedestrian path from the northern portion of the site to the southern end. *An internal sidewalk system for a north/south directional pedestrian path is provided on the SE Plat.*
- The applicant should commit to provide a sheltered bicycle rack on site. *The project site includes two bike racks located on the south side of the proposed drive-in bank.*
- The applicant should commit to a by-pass lane or commit to limit the use of the outer drive lane to an ATM machine use only. The internal drive-through lane has been proposed for ATM use only and could be utilized as a bypass lane. *Staff has proposed a development condition identifying the internal lane for ATM use only in perpetuity.*

Environmental Analysis

The applicant seeks approval to redevelop a 23,043 square foot pad site located within the Greenbriar Town Center with a 3,200 square foot financial institution with two drive-through lanes. The site contains a vacant building which was formerly a Pizza Hut restaurant.

Issue: Stormwater Management/Best Management Practices (SWM/BMPs)

The applicant has provided calculations indicating that the SWM requirement will be satisfied for the proposed redevelopment by existing stormwater detention. SWM is provided by a storm sewer system that flows to an underground SWM/BMP vault and SWM pond. The runoff calculations demonstrate that the proposed development will not generate additional runoff.

The adequacy of the submission materials as well as any proposed SWM/BMP measures will be subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

Issue: Vegetation

The applicant has indicated that due to the small size of the site with infill construction and limited access along the sides of the property, construction phasing will necessitate the use of almost all of the property for circulation,

staging of material, etc. only one, twelve inch Oak tree is proposed for preservation at the southwest corner of the site. Based upon an inspection of the site by the Urban Forestry Management Division, it has been determined that the twelve inch Oak tree proposed for preservation in the southwest corner of the site is infested with Horned Oak Gall Wasp. Such an infestation is detrimental to the long-term growth and development of the tree and future landscaping on the project site. As a result, the Urban Forestry Management Division recommends the removal of the subject tree to eliminate the Horned Oak Gall Wasp infestation.

The applicant is proposing an overall tree coverage of 11.08 percent, which exceeds the zoning ordinance requirement of ten percent. Staff has requested the applicant to exceed the 10 percent requirement due to the four mature trees being lost directly as a result of the proposed redevelopment of the pad site, and the necessary removal of the infested Oak tree.

Resolution:

Based upon the infestation of the horned oak gall wasp on the twelve inch Oak tree, located at the southwest corner, staff has proposed a development condition requiring the removal of the twelve inch Oak tree, along with specific language prohibiting the planting of any Pin Oak tree species on site.

Issue: Energy Conservation

The applicant has been encouraged to seek U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) certification for the proposed bank. The applicant has indicated that, although LEED certification will not be sought, certain LEED components will be provided, such as plumbing fixtures for water efficiency and interior lighting for energy conservation.

To ensure that the site's energy performance will be optimized, at a minimum, it is recommended that the applicant commit to providing appliances, fixtures, systems and building components that are ENERGY STAR qualified.

Resolution:

Staff has proposed a development condition requiring the applicant to commit at a minimum, to provide Energy Star qualified building components, appliances, fixtures and systems.

ZONING ORDINANCE PROVISIONS

Bulk Standards (C-6)		
Standard	Required	Provided
Lot Size	40,000 sq ft.	23,049 sq ft. *
Lot Width	200 ft.	115 ft. *
Building Height	40 feet	25 ft.
FAR	0.40	0.14
Open Space	15%	20%
Parking Spaces	13	19

* The subject parcel was created prior to the advent of the 1978 Zoning Ordinance; therefore, although the parcel does not meet the Ordinance requirements, it is grandfathered as a legal, buildable lot under the provisions of Sect. 2-405.

Wavers/Modifications:

- *Waiver of loading space*

Due to the nature of the use (drive-in bank) large vehicles are not expected to make deliveries to the site. Sufficient parking exists to accommodate standard delivery vehicles; staff does not object to the waiver of the loading space.

- *Waiver of on-road bike lane on Route 50*

The applicant has requested a waiver of the Comprehensive Plan Trails requirement for providing an on-road bike lane along the Route 50 street frontage portion of the property. The County Trails Plan identifies Route 50 as a location for on-road bike lanes.

Due to the property's location along a service drive, which runs parallel to Route 50, the project site would not be able to provide an on-road bike lane. Additionally, an existing eight foot wide Type I asphalt trail is located along the north side of Route 50 and opposite of the subject property. This particular trail serves pedestrian and bicycle traffic in the general vicinity of the subject property. For these reasons, staff does not object to the requested waiver of an on-road bike lane on Route 50.

- *Modification of trail requirement on Route 50*

The applicant has requested a modification to the Comprehensive Trails Plan requirement for an eight foot wide Type I trail within a twelve foot wide trail

easement or a ten foot wide Type I asphalt trail within the VDOT right-of-way. The Countywide Trails Plan recommends major paved trails along the north and south sides of Route 50.

The subject property has approximately 115.0 feet of street frontage along a service drive within the Greenbriar Shopping Center.

The existing sidewalk system along the service drive serves pedestrian traffic. Constructing an eight or ten foot wide trail on a mid block parcel with no direct connection to an existing trail would not be conducive to the limited street frontage of the subject parcel. An existing eight foot wide type I asphalt trail is located along the north side of Route 50, opposite the subject property. This particular trail serves pedestrian and bicycle traffic in the general vicinity of the subject property. Based on discussions between staff and the applicant, the existing four foot wide sidewalk along the service drive has been proposed to be widened by one foot to bring the existing sidewalk into compliance with the Public Facilities Manual five foot minimum width requirement. Staff supports this modification.

- *Modification of transitional screening requirement*

The subject property is located along the south side of Route 50, which separates the proposed drive-in financial institution from existing single family attached dwellings along the north side of Route 50 within the Highland Oaks Development. The Zoning Ordinance pursuant to Section 13-302, requires the project site to provide Transitional Screening # 3, which would result in a fifty foot wide minimum unbroken strip of open space with varying sized trees and shrubs. The applicant has requested a modification to this requirement by providing an alternative landscape buffer as delineated on Sheet 5 of the SE Plat.

The SE Plat proposes a twelve and one half foot wide landscaped strip along the property's street frontage. Within the landscaped strip would be one large deciduous tree, three ornamental trees and fifteen shrubs. In addition, the residential development located along the north side of Route 50 is buffered by a landscaped earthen berm, and the surrounding pad sites within the shopping center are landscaped with a mixture of trees and shrubbery. Staff does not object to allowing the proposed modification of the transitional screening requirements based upon the proposed landscape plan.

- *Waiver of barrier requirement*

The subject property is located on the south side of Route 50, which separates the proposed drive-in financial institution from existing single family attached dwellings along the north side of Route 50 within the Highland Oaks Development. The Zoning Ordinance pursuant to Section 13-303, requires the

project site to provide a Type E, F or G barrier in addition to the transitional screening requirements along the service drive.

The barrier requirement without the requested waiver would result in the placement of a six foot high wall or fence along the property's Route 50 frontage. Such a barrier would not be compatible with the commercial nature of the proposed use and the surrounding businesses of the Greenbriar Shopping Center. Staff does not object to the waiver of the barrier requirement based upon the proposed landscape plan for the project site along the service drive and the existing buffers and barriers on the north side of Route 50.

Other Zoning Ordinance Requirements:

Special Exception Requirements (Appendix 8)

General Special Exception Standards (Sect. 9-006)
Standards for all Category 5 Uses (Section 9-503A)
Provisions for Approving...Drive-In Banks...In a Highway Corridor Overlay District (Sect. 9-611)
Highway Corridor Overlay District Use Limitations (Sect. 7-608)

General Special Exception Standards (Sect. 9-006)

The General Special Exception Standards require that the proposal be in harmony with the Comprehensive Plan, that there is a finding of no significant negative impacts on surrounding properties, that safe and adequate vehicular and pedestrian access is provided, and that the provision of Article 12 relating to signage be met. The proposed drive-in financial institution site has been determined to be of sufficient area to provide pedestrian and vehicular circulation, sufficient parking area and landscaping to buffer the redevelopment of the project site from surrounding uses. The development would not impact the existing road network in a negative way or create an undue hardship on traffic levels in surrounding neighborhoods. Staff believes the proposal meets each of the General Special Exception Standards.

Standards for all Category 5 Uses (Sect. 9-503A)

The Category 5 Standards require that the proposed development meet lot size and bulk requirements for the Zoning District, comply with performance standards, and be subject to site plan review. The proposed use meets the bulk regulations requirements of the C-6 zoning district with the exception of the lot area and width requirements. The project site has a total area of 23,043 square feet and lot width of 115 feet, while the C-6 zoning district requires a minimum of 40,000 square feet and a total lot width of 200 feet. Based on County records, the project site was improved with a Pizza Hut restaurant in 1977. The Zoning

Ordinance was adopted in August of 1978, thus making the project site a legally non-conforming lot. No waiver is required as a result, and therefore staff believes that the use satisfies the Standards for Category 5 Uses.

Provisions for Approving...Drive-In Financial Institutions...In a Highway Corridor Overlay District (Sect. 9-611)

The Board may approve a special exception for the establishment of a drive-in financial institution in a Highway Corridor Overlay District, but only in accordance with the provisions of Part 6 of Article 7

Highway Corridor Overlay District Use Limitations (Sect. 7-608)

Paragraph 1A requires that such a use be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties. The property currently is improved with a four foot wide sidewalk adjacent to the service drive within the Greenbriar Shopping Center. The site is designed to provide access points along the north and south property lines for vehicles, and a sidewalk is proposed along the south side of the property to provide additional access to the drive-in financial institution for pedestrians. Staff believes that this standard is satisfied.

Paragraph 1B requires that such a use shall have access designed so not to impede traffic on a public street intended to carry through traffic. The SE Plat depicts two access points on the site, an entrance on the north property line off the service drive running parallel to Route 50, and a entrance on the south property line from an internal driveway within the Greenbriar Shopping Center. The access points and the internal circulation pattern of the site will not impede traffic within the overall shopping center. Staff believes that this standard has been satisfied.

Paragraph 1C requires that there shall be no outdoor storage or display of goods offered for sale; none have been proposed and this standard has been met.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the imposition of staff's proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Based upon the above analysis, staff finds the proposal for a drive-in financial institution in the Highway Corridor Overlay District is in harmony with the intent of the Comprehensive Plan and the guidelines for Drive-Thru Windows and Other Drive-Thru Facilities. It is staff's conclusion that the proposed use provides sufficient parking area, vehicular circulation and access points for trips by pedestrians and vehicles from Route 50. The landscape plan provides sufficient buffering between adjoining uses, and the architectural renderings are consistent with the style and massing of the existing buildings within the Greenbriar Shopping Center.

With the adoption of the proposed development conditions, the subject application is in harmony with the Comprehensive Plan and all applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends approval of SE 2008-SP-015 subject to the development conditions in Appendix 1.

Staff recommends approval of a waiver of loading space requirement.

Staff recommends approval of a waiver of the on-road bike lane on Route 50.

Staff recommends approval of a modification of the trail requirement on Route 50.

Staff recommends approval of a waiver of the barrier requirement.

Staff recommends approval of a modification of the transitional screening requirement.

It should be noted that it is not the intent of staff to recommend that the Board, in imposing any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Land Use/Environmental Analysis
5. Transportation Analysis
6. Stormwater Analysis
7. Applicable Zoning Ordinance Provisions Checklist
8. Glossary

DEVELOPMENT CONDITIONS

SE 2008-SP-015

August 27, 2008

If it is the intent of the Board of Supervisors to approve SE 2008-SP-015, located at 13035 B Lee Jackson Memorial Highway, Tax Map 045-1((1)) 10C pt., for a Drive-In Financial Institution, pursuant to Sect. 7-607 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application (Drive-In Bank), as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Sun Trust Bank Greenbriar Town Center" prepared by Bowman Consulting and dated March 1, 2008 as revised through August 11, 2008, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A landscape plan shall be submitted concurrent with site plan review and shall provide for the number and sizes of trees and plantings consistent with that shown on the SE Plat and the additional requirements of these conditions. The landscape plan shall be subject to the review and approval of Urban Forest Management (UFM). The twelve inch Oak tree located at the southwest corner of the property shall be replaced with a tree species to the satisfaction of the Urban Forestry Management Division at the time of site plan review.
5. Architectural elevations, including materials, shall be in substantial conformance with those shown on the SE Plat, except as modified by these conditions.
6. Irrespective of what may be shown on the SE Plat, all signage shall be in conformance with Article 12 of the Zoning Ordinance.
7. All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting, shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.

8. All appliances, fixtures, systems and building components used in the project, as applicable, shall be ENERGY STAR qualified: heating and cooling systems, vending machines, ceiling fans, ventilation fans (including kitchen and bathroom fans), light fixtures, exit signs, programmable thermostats, windows and doors, skylights, computers, monitors, printers, laptops, fax machines, copiers, mailing machines, scanners, kitchen appliances, and televisions and other home electronic equipment such as videocassette recorders and DVD players. Prior to issuance of the Non-RUP, the applicant will submit to the Environment and Development Review Branch of DPZ, certification of compliance with this commitment. Records of compliance shall be maintained for review and inspection by County Staff.
9. At least one drive-through lane as depicted on the SE Plat shall be designated for ATM use only.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 24, 2008
(enter date affidavit is notarized)I, Jonathan D. Bondi, do hereby state that I am an
(enter name of applicant or authorized agent)(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

100010

in Application No.(s): SE 2008-SP-015
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
SunTrust Bank, Inc., a Georgia Banking Corporation Agent: Katja E. Boyd	303 Peachtree Street Atlanta, Georgia 30302-4418	Applicant/Lessee
USRP I, LLC Agents: Richard W. Sutphin John D. Fitzpatrick	One Independent Drive, Suite 114 Jacksonville, Florida 32202	Owner
Bowman Consulting Group Ltd. Agents: Jonathan D. Bondi Matthew J. Tauscher Michael J. Birkland	14020 Thunderbolt Place Suite 300 Chantilly, Virginia 20151	Engineer/Agents

(check if applicable)

 There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 24, 2008
(enter date affidavit is notarized)

for Application No. (s): SE 2008-SP-015
(enter County-assigned application number(s))

100010

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) SunTrust Bank, Inc., a Georgia Banking Corporation 303 Peachtree Street Atlanta, Georgia 30302-4418

DESCRIPTION OF CORPORATION: (check one statement)

- [x] There are 10 or less shareholders, and all of the shareholders are listed below.
[] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name) SunTrust Banks, Inc.

(check if applicable) [x] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: June 24, 2008
(enter date affidavit is notarized)

for Application No. (s): SE 2008-SP-015
(enter County-assigned application number (s))

100010

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

SunTrust Banks, Inc.
One Independent Drive, Suite 114
Jacksonville, Florida 32202

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

SunTrust Banks, Inc. is a publicly traded company on the New York Stock Exchange (trades as STI) and shareholders change daily.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

USRP I, LLC
One Independent Drive, Suite 114
Jacksonville, Florida 32202

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

USRP I Holding, LLC Managing Member
USRP I Member, LLC Member

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: June 24, 2008
(enter date affidavit is notarized)

100010

for Application No. (s): SE 2008-SP-015
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

USRP I Holding, LLC
One Independent Drive, Suite 114
Jacksonville, Florida 32202

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Macquarie CountryWide-Regency II, LLC

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

USRP I Member, LLC
One Independent Drive, Suite 114
Jacksonville, Florida 32202

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Macquarie CountryWide-Regency II, LLC

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: June 24, 2008
(enter date affidavit is notarized)

for Application No. (s): SE 2008-SP-015
(enter County-assigned application number (s))

100010

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Macquarie CountryWide-Regency II, LLC
One Independent Drive, Suite 114
Jacksonville, Florida 32202

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Macquarie-Regency Management, LLC	Managing Member
Regency Centers, L.P.	Member
Macquarie CountryWide (US) No.2,LLC	Member

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Macquarie-Regency Management, LLC
One Independent Drive, Suite 114
Jacksonville, Florida 32202

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Regency Centers, L.P.	Managing Member
Macquarie Real Estate, Inc.	Member

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: June 24, 2008
(enter date affidavit is notarized)

for Application No. (s): SE 2008-SP-015
(enter County-assigned application number (s))

100010

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Macquarie Real Estate, Inc.
One North Wacker Drive, 9th Floor
Chicago, Illinois 60606

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Macquarie Funding Holdings, Inc.* *Macquarie Funding Holdings, Inc is which is publicly traded on the Australian exchange.
wholly-owned Macquarie Americas
Holdings Pty Limited which in turn is
wholly-owned by Macquarie Group Limited

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Macquarie CountryWide (US) No. 2, LLC
One North Wacker Drive, 9th Floor
Chicago, Illinois 60606

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Macquarie CountryWide (US) No. 2
Corporation

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: June 24, 2008
(enter date affidavit is notarized)

for Application No. (s): SE 2008-SP-015
(enter County-assigned application number (s))

100010

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Macquarie CountryWide (US) No. 2, Corporation
One North Wacker Drive, 9th Floor
Chicago, Illinois 60606

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Macquarie CountryWide (US) No. 2 Trust
109 minority shareholders required for
REIT purposes

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Macquarie CountryWide (US) No. 2, Trust
One North Wacker Drive, 9th Floor
Chicago, Illinois 60606

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Macquarie CountryWide Trust, a publicly traded real estate investment trust listed on the Australian Stock Exchange, having hundreds of unitholders/shareholders, none of which has a 10% or greater interest in USRP I, LLC, the title owner of the application property.

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: June 24, 2008
(enter date affidavit is notarized)

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for Application No. (s): SE 2008-SP-015
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Regency Centers Corporation
One Independent Drive, Suite 114
Jacksonville, Florida 32202

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Publicly traded on the New York Stock
Exchange

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Regency Texas, LLC
One Independent Drive, Suite 114
Jacksonville, Florida 32202

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Regency Centers Corporation

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: June 24, 2008
(enter date affidavit is notarized)

100010

for Application No. (s): SE 2008-SP-015
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Gary P. Bowman

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 24, 2008
(enter date affidavit is notarized)

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for Application No. (s): SE 2008-SP-015
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)

Regency Centers, L.P
One Independent Drive
Suite 114
Jacksonville, Florida 32202

(check if applicable) [] The above-listed partnership has no limited partners

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

General Partner
Regency Centers Corporation
Limited Partner
Regency Texas, LLC

(check if applicable) [] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 24, 2008
(enter date affidavit is notarized)

100010

for Application No. (s): SE 2008-SP-015
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 24, 2008
(enter date affidavit is notarized)

100010

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

Applicant

Applicant's Authorized Agent

Jonathan D. Bondi, Agent for Applicant

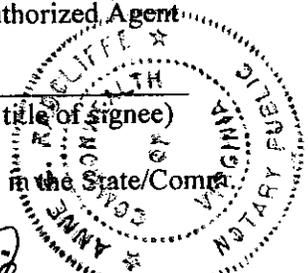
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 24th day of June, 2008, in the State/County of Virginia, County/City of Fairfax.

Notary Registration Number
248838

My commission expires: July 31, 2009

Anne Roddy
Notary Public



SUNTRUST BANK
SPECIAL EXCEPTION TO PERMIT
A DRIVE-IN FINANCIAL INSTITUTION

STATEMENT OF JUSTIFICATION
July 14, 2008

I. Introduction and Overview

Sun Trust Bank, (the "Applicant") request approval of a special exception to permit a drive-in financial institution in accordance with Section 9-601 of the Zoning Ordinance. The application property is located approximately .25 of a mile east of the intersection of Lee Jackson Memorial Highway (Route 50) and Stringfellow Road (Route 645) on the south side of Route 50 and is further identified as a 0.529 acre portion of Fairfax County Tax Map 45-1 ((01)) Parcel 10C, (the 'Property').

The Applicant is the contract lessee of the Property, currently zoned C-6, Community Commercial Retail and developed with the now vacant Pizza Hut Restaurant. The Property is part of the overall Greenbriar Town Center, Parcel 10C, that was previously developed with various neighborhood retail uses under site plan (8012-SP-01-03).

II. Proposed Use

The Applicant proposes to construct an approximately 3,200 square feet Bank with two drive-through teller windows and 19 surface parking spaces that will serve the Bank. Additionally, ten total stacking spaces (five per each drive-through lane) will be provided.

The proposed plan is subject to final engineering but will remain in substantial conformance as depicted on the Special Exception Plat. The Special Exception Plat includes the following sheets:

1. Cover Sheet
2. Notes & Tabulations
3. Overall Shopping Center Plan
4. Existing Conditions/Existing Vegetation Map
5. Special Exception Plat
- 6.-6D. Stormwater Management/BMP Calculations

- 6E. Stormwater Management/BMP Drainage Divides
- 6F. Proposed Storm Drainage Divides
- 6G. Storm Drainage Computations
- 7. Architectural Elevations

III. Conformance with the Comprehensive Plan, Applicable Ordinances, Waivers/Modifications

The proposed use conforms to the provisions of all applicable ordinances, regulations, standards, and conditions except as requested by the Applicant and as specifically noted with this justification as follows:

- **The Applicant seeks a waiver of Part 6 of Section 11-203 that requires a Standard ‘C’ type loading space.** Due to the nature of the use (drive-in financial institution large commercial vehical are not expected to make deliviers to the site. Adequate parking exist to accommodate standard delivery vehicles;
- **The Applicant seeks a waiver of the on-road bike route on Lee Jackson Memorial Highway (Route 50) as shown on the Countywide Trails Plan.** The Applicant’s lease parcel frontage along Rt. 50 is 115 linear feet and the applicant does not proposed any other frontage improvements with this Special Exception. There is no practical manner that a safe roadway taper could be constructed with such a short segment of roadway improvements. Should the Greenbriar Town Center be re-developed in the future, then the in-road bike lane could be considered at that time;
- **The Applicant seeks a waiver of the major paved trail along the Lee Jackson Memorial Highway (Route 50) as shown on the Countywide Trails Plan in favor of the existing four foot wide concrete sidewalk that currently runs along the Property’s Route 50 frontage.** An existing four foot (4’) wide concrete sidewalk that parallels a service drive serves pedestrian traffic along the south side of Rt. 50 beginning at Plaza Lane to the west of the Property and continuing east to the Fairfax County Parkway (Rt.7100) (See Exhibit A). Additionally, an existing eight foot (8’) wide type I asphalt trail is located along the north side of Rt. 50 and opposite the subject property, currently serves pedestrian and bicycle traffic in that vicinity of the Property (Exhibit A).

The Applicant’s lease parcel frontage along Rt. 50 is 115 linear feet and the applicant does not proposed any other frontage improvements with this Special Exception. The existing sidewalk currently parallels a service drive and as a result experiences less traffic then it would if it was directly fronting onto Rt. 50. The existing sidewalk serves pedestrian traffic in its current state. Constructing this segment of trail will visually appear awkward in contrast to the existing four foot (4’) wide concrete sidewalks that are in place to the east and to the west side of the Property. Maintaining the existing sidewalk will not adversely affect the development of future trails or trail connections to neighboring properties because the area is already developed. Should the Greenbriar Town Center be re-developed in the future, then the trail could be constructed at that time;

- **The Applicant seeks a modification of Zoning Ordinance Section 13-302 requiring a Transitional Screen 1, consisting of a 25 feet wide landscaped strip along the Property's Lee Jackson Memorial Highway (Route 50) frontage in favor of the xx wide landscaped strip as shown on Special Exception Sheet 5.** The proposed drive-in financial institution is a single-story structure not unlike the existing building currently on the Property. The proposed landscape treatment contains ornamental trees, low shrubs, perennials and groundcover that exceed the landscaping as provided by the adjacent shopping center uses to the Property. Additionally, the existing landscaped earthen berm provided with the single-family-attached development directly opposite the Property offers more than adequate screening between the dissimilar uses;

The Applicant seeks a waiver of Zoning Ordinance Section 13-303 requiring a Type D,E, or F barrier along the Property's Lee Jackson Memorial Highway (Route 50) frontage. The Property is adequately separated from the single-family attached development directly opposite to the Property by six (6) lanes of traffic, a grassed median, and a service drive to Route 50. Additionally, a landscaped earthen berm has been provided with the single-family attached development that enhances the visual barrier to the Property. The approval of this waiver will be consistent with no barriers being provided by the adjacent shopping center uses to the Property;

- **The Applicant intends to request a waiver of the Stormwater Runoff Quality Control (BMP) requirements per Public Facilities Manual Section 6-0400** for the subject property on the basis of no net increase in runoff or impervious area, unavailability of acceptable BMP measures serving the existing shopping center development, and the impracticality of installing structural BMP measures within the subject property. The waiver will be processed with the construction plans pending action on this Special Exception Application;

The Property is located in the BR4 Stringfellow Community Planning Sector of the Bull Run Planning District (Area III) of the Comprehensive Plan and is planned for neighborhood shopping center. The maximum permitted floor area ratio for the C-6 Zoning District is .35 FAR while the existing floor area ratio of the approved overall shopping center plan (8012-SP-01-03) is .27 FAR. The proposed development includes a 3,200 square foot Sun Trust Bank with an FAR of 0.13±. The Special Exception area is .529 acres. The proposed Bank is located within an existing neighborhood shopping center and therefore is consistent with the Comprehensive Plan.

The Property is also located within a Highway Corridor Overlay District and is subject to the regulations pursuant to Section 7-601 of the Zoning Ordinance. Access to the site is provided through the approved internal travel-ways per the overall shopping center site plan (8012-SP-01-03). Additionally, access to the Property is provided by a functional service-drive, running along the Lee Jackson Memorial Highway (Route 50) which provides controlled access to the site. There is no direct access from the Property to Route 50 or to any public street that is intended to carry through traffic. Pedestrian access to the proposed Bank will be provided via an existing four foot wide (4') concrete sidewalk running parallel to the existing service drive.

Additionally, the Property is located within a Water Supply Protection Overlay District and is subject to the regulations pursuant to Section 7-808 of the Zoning Ordinance. Stormwater Detention and Best Management Practices (BMP) have been provided for the entire site (Parcel 10-C) through a series of three underground SWM/BMP vaults constructed so that the total post-development runoff for the 2-year and the 10-year storms is at or below the predevelopment level. Since the impervious area of the proposed Sun Trust Bank has been reduced from that of the existing Pizza Hut development, stormwater runoff will not be increased from the existing SWM calculations. Furthermore, BMP calculations, updated for the change in impervious area (See 2001 Fairfax County Public Facilities Manual, Section 6-401.2B) illustrate that the water quality requirements for the redevelopment of the Application Property are met by the existing phosphorous removal rates of the overall shopping center. See Sheets 6-6G of the Special Exception for the actual SWM and BMP calculations.

IV. Conformance with General Standards of Zoning Ordinance Section 9-006

The following information provides details about how this special exception application satisfies the general standards in Z.O. Section 9-006.

1. The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan: The proposed plan conforms to the guidelines of the Comprehensive Plan. The proposed Bank use will be compatible with the existing neighborhood shopping center development.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning ordinance regulations: The C-6 Zoning District is intended for retail and commercial services uses and financial institutions are permitted by-right. However, drive-in financial institutions within a Highway Corridor Overlay District are a Category 6 special exception use.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan: The proposed bank will not adversely affect the future development of the Greenbriar Town Center or any neighboring properties. The proposed use is consistent and compatible with the current uses of the Greenbriar Shopping Center as a neighborhood retail center.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood: Vehicular access will be provided via the approved parking and travel-ways per the approved overall shopping center site plan (8012-SP-01-03). Pedestrian access to the proposed Bank will be provided via a four foot wide (4') concrete sidewalk running parallel to the existing service drive for the entire length of the Property's Route 50 frontage.
5. In addition to the standards which may be set forth in this Article for a particular use, the Board shall require landscaping and screening in accordance

with the provisions of Article 13, Landscaping and Screening of the Zoning Ordinance. Landscaping will be provided in accordance with Article 13 of the Zoning Ordinance unless waivers and/or modifications are approved. The Applicant hereby request a modification of the landscaping and barrier requirements along Lee Jackson Memorial Highway (Route 50) in favor of the proposed landscaping as depicted on the Special Exception Plat. See Section III of this Justification for clarification of the requested landscape transitional screen yard and barrier waivers.

6. Open space shall be provided in an amount equivalent to that specified for in the zoning district in which the proposed use is located. The C-6 Zoning Regulations require 15% open space based on the adjusted gross site area of the Property. The overall shopping center plan provides 18.8% open space. The proposed special exception plan provides 20% open space.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11. Adequate utilities, stormwater management and parking are provided on-site as depicted on the Special Exception Plat. The Applicant hereby request a waiver of the Standard C loading space requirement for a drive-in financial institution per Item 6, Section 11-203 of the Zoning Ordinance. See Section III of this Justification for clarification of the requested loading waiver.
8. Signs shall be regulated by the provisions of Article 12, Signs, in the Zoning Ordinance; however the BZA may impose more strict requirements for a given use than those set forth in this Ordinance. Signage will be provided in accordance with Article 12 of the Zoning Ordinance.

V. Conformance with the Zoning Ordinance Regulations Section 9-011

The following information provides specific details about the proposed drive-in financial institution as required in Z.O. Section 9-011.

- A. Type of Operation: The proposed bank will be a drive-in financial institution with two drive-through lanes. The 1st lane will be for a dedicated ATM that will be operational 24 hours a day. The 2nd lane will be a teller operated window that is open the same hours as the bank.
- B. Hours of Operation: The proposed drive-in financial institution will provide banking services to the neighboring area and the Applicant request that the hours of operation permit the banking center to be open for customer business between 9 AM and 6 PM Monday through Friday and 9 AM to 2 PM on Saturday. The Applicant also request that the drive-in hours of operation be 9 AM to 6 PM Monday through Friday and 9 AM to 2 PM on Saturday. These

hours of operation are consistent with the existing SunTrust Bank banking services currently being offered at other SunTrust Bank branch locations throughout the VA/MD/DC Metro area.

- C. Estimated number of patrons: It is anticipated that the bank will support approximately 250 customers daily.
- D. Proposed number of employees: It is anticipated that the bank will employ approximately 15 full-time employees on-site at any one time.
- E. Estimated traffic impact to include the maximum expected trip generation and the distribution of trips by mode and time of day: The bank is expected to generate approximately 848 trips per day according to the *Institute of Transportation Engineers 7th Edition Trip Generation Manual*. With an assumed directional distribution of 51% entering and 49% exiting, the bank is anticipated to generate 112 trips in the morning peak hour and 164 trips in the afternoon peak hour. While the normal background peak traffic flow occurs during the morning or afternoon rush hour, the Bank's peak hours are expected to occur in the middle of the day between 11:00 AM and 1:30 PM, outside of normal rush hour.
- F. Vicinity or general area to be served by the use: The bank will serve customers in the vicinity of the Greenbriar Town Center.
- G. Description of building façade and architecture of proposed new building: The Bank architecture will be a one-story building that conforms to the recognizable image of other SunTrust Bank branches. The bank will be a rectangular building with a hip-roof with gable accents and a two lane drive-through canopy attached. The main entry will be centrally located on the front façade facing Lee Jackson Memorial Highway (Route 50). The building materials will include asphalt shingles, eifs with PVC trim at the gables, face brick with a split-face block base, prairie stone sill course, ground-face concrete masonry units at the soffits and eaves, clear anodized aluminum widows, and 1" insulated low 'E' glass. Colors of the façade will be designed to maintain its established identity and branding of the SunTrust Bank.
- H. A listing of all known hazardous or toxic substances as set forth in applicable County, State, and Federal Regulations: To the best of the Applicant's knowledge, the use represented herein will not generate, utilize, store, treat and/or dispose of any hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations, Part 116.4, 302.4, and 355; any hazardous waste as set forth in Commonwealth of Virginia, Department of Waste Management VR 672-10-1 of the Virginia Hazardous Waste Management Regulations; and/or any petroleum products as defined in Title 40, code of Federal Regulations Part 280. However, any such substances that may be utilized,

stored and/or disposed of in conjunction with the use will be in accordance with said regulations.

- I. A Statement that the proposed use conforms to the provisions of all applicable ordinances, regulations, standards, or conditions: To the best of the Applicant's knowledge the proposed development will comply with all applicable ordinances, regulations, standards, or conditions unless stated otherwise herein under Section III of this Justification.

VI. Conformance with Category 6 Uses, Zoning Ordinance Regulations Section 9-503

In addition to the general standards addressed in Section 9-006, the Zoning Ordinance requires that all Category 6 special exception uses shall comply with the following standards per Section 9-503 of the Zoning Ordinance.

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located: All bulk regulation and lot size requirements required in the C-6 Zoning District will be satisfied as depicted on the Special Exception Plat.
2. All uses shall comply with the performance standards specified for the zoning district in which located: The proposed bank will satisfy the performance standards of the C-6 Zoning District.
3. Before establishment, all uses, including modification or alteration to existing uses, shall be subject to the provision of Article 17, Site Plans. A site plan will be filed and all the necessary approvals obtained per the regulations of Article 17 before the establishment of the proposed drive-in financial institution.

VII. Additional Standards for Drive-In Financial Institutions, Zoning Ordinance Regulations Section 9-505

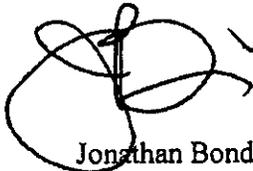
In addition to the general standards addressed in Section 9-006, the Zoning Ordinance, the following additional standards specific to drive-in financial institutions are required per Section 9-505 of the Zoning Ordinance.

- A. Such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated: The proposed building will have similar architectural fenestration on all facades and will be compatible with the architecture of the existing shopping center.
- B. Such a use shall be designed so that pedestrian and vehicular circulation is coordination with that on adjacent properties: Vehicular access will be

provided via the approved parking and travel-ways per the approved overall shopping center site plan (8012-SP-01-03). Pedestrian access to the Property has been connected to the existing pedestrian circulation of the shopping center.

- C. The site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all used in the site: The proposed vehicular circulation through the Property provides for safe and efficient on-site circulation for both walk-in and drive-through customers. The circulation as it relates to the parking and stacking spaces has been designed to eliminate the potential for turning movement conflicts.
- D. In reviewing such a use or combination of uses, it shall be determined that the lot is of sufficient area and width to accommodate the use and that any use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors: The proposed bank is located within an existing shopping center and will not adversely affect any neighboring residential areas.

BOWMAN CONSULTING GROUP



Jonathan Bondi
Authorized Agent for the Applicant
June 27, 2008



County of Fairfax, Virginia

MEMORANDUM

DATE July 24, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PAN*
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ANALYSIS: SE 2008-SP-015
Suntrust Bank, Inc.

This memorandum, prepared by Jennifer Bonnette, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development as depicted on the Special Exception Plat dated March 21, 2008 as revised through July 16, 2008. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on pages 7-19, the Plan states:

- “Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**
- Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .
- Policy j. Regulate land use activities to protect surface and groundwater resources.
- Policy k. For new development and redevelopment, apply better site design and low

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



impact development (LID) techniques...

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .

Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .

Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way. . . .

Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development.
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.

- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.
- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . .

Policy e. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses.”

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. The applicant seeks approval to redevelop a .529 acre pad site located within the Greenbriar Town Center with a 3,200 square foot bank with two drive through lanes. The site contains a vacant building which was formerly a restaurant.

Stormwater Management/Best Management Practices (SWM/BMPs) The site is located in the Cub Run Watershed and Chesapeake Bay Preservation Area. The subject property is located within the existing Greenbriar Town Center. The applicant has provided calculations indicating that the SWM requirement will be satisfied for the proposed redevelopment by existing stormwater detention. SWM is provided by a storm sewer system that flows to an

underground SWM/BMP vault and SWM pond. BMP is provided through three SWM/BMP vaults combined with street sweeping. The runoff calculations demonstrate that the proposed development will not generate additional runoff. As the site is located in a water supply protection overlay district, 50 percent phosphorus removal is required. The applicant has stated in the BMP Narrative that a waiver of the BMP requirements will be requested on the basis of no net increase in runoff or impervious area, unavailability of acceptable BMP measures serving the development, and the impracticality of installing structural BMP measures within the development area.

The adequacy of the submission materials as well as any proposed SWM/BMP measures will be subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

Vegetation Several healthy and mature trees exist on this site, which appear to be some of the most mature trees located within the Greenbriar Town Center. The four largest trees, including 32, 28, 18 and 16 inch caliper oak trees will be removed with the proposed redevelopment. Only a 12 inch caliper oak located in the southwestern corner of the site will remain. Two existing 8 inch caliper maples will also be removed. The applicant has indicated that due to the small size of the site with infill construction and limited access along the sides of the property, construction phasing will necessitate the use of almost all of the property for circulation, staging of material, etc. and only one of the existing trees will be saved. The applicant is proposing 10 percent tree cover to meet the zoning ordinance requirement. To help compensate for the removal of the mature tree growth on the site, it is recommended that the applicant exceed the ten percent tree cover requirement. The applicant proposes exactly 10 percent tree cover.

Energy Conservation The applicant has been encouraged to seek U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) certification for the proposed bank. The applicant has indicated that certain LEED components will be provided such as plumbing fixtures for water efficiency and interior lighting for energy conservation. Determination as to whether a LEED rating applies to the project will be determined with final site plan and architectural plans.

To ensure that the site's energy performance will be optimized, at a minimum, it is recommended that the applicant commit to providing appliances, fixtures, systems and building components that are ENERGY STAR qualified. These items are to include heating and cooling systems, vending machines, ceiling fans, ventilation fans, light fixtures, exit signs, programmable thermostats, windows and doors, skylights, computers, monitors, printers, laptops, fax machines, copiers, mailing machines, scanners, kitchen appliances, and televisions and other home electronic equipment that may be part of the proposed development.

COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan Map depicts a minimum 8 foot wide asphalt major paved trail and onroad bike route along the site's Route 50 frontage. An existing four foot wide concrete sidewalk parallels the service drive on Route 50.

PGN: JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: August 5, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division,
Department of Comprehensive Planning

FROM: Angela Kadar Rodeheaver, Chief *AKR by CAA*
Site Analysis Section
Department of Transportation

FILE: 3- 5 (SE 2008-SP-015)

SUBJECT: Transportation Impact

REFERENCE: SE 2008-SP-015; Sun Trust Bank.
Traffic Zone: 1684
Land Identification Map: 45-1 ((01)) 106

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the applicant's statement of justification of use dated May 20, 2008 and revised plan dated July 16, 2008.

The applicant requests a special exception to permit a financial institution of approximately 3,200 square feet along with two drive-through teller windows and 19 surface parking spaces.

This department has reviewed the subject application and suggests the following:

- The applicant should provide the now standard 5-ft. wide sidewalk along the site at the Service Drive.
- The applicant should provide additional sidewalk for a north/south directional pedestrian path from the northern portion of the site to the southern end.
- The applicant should commit to provide a sheltered bicycle rack on site.
- The applicant should commit to a by-pass drive through lane or commit to limit the use of the outer drive through to an ATM machine use only.

AKR/AK C:SE2008SP015SunTrustBank
CC: Michelle Brickner, Director, Design Review, DPW & ES

Fairfax County Department of Transportation
12055 Government Center Parkway, Suite 1034
Fairfax, VA 22035-5500
Phone: (703) 324-1100 TTY: (703) 324-1102
Fax: (703) 324 1450
www.fairfaxcounty.gov/fcdot





County of Fairfax, Virginia

MEMORANDUM

TO: Christopher M. DeManche
Staff Coordinator
Zoning Evaluation Division
Department of Planning & Zoning

FROM: Charlie Strunk
Bicycle Program Coordinator
Capital Projects and Operations Division
Fairfax County Department of Transportation

SUBJECT: Sun Trust Bank; SP 2008-SE-015 (Greenbriar Shopping Center)

DATE: July 14, 2008

This department has reviewed the request to waive the on-road bike lanes along the frontage of U.S. Route 50 at the Greenbriar Shopping Center (as part of Sun Trust Bank). After reviewing the existing conditions, traffic volumes, and speeds, this office does not object to granting a waiver for on-road bike lanes.

However, as part of the County's Comprehensive Bicycle Initiative, we are encouraging applicants to make their development bicycle friendly, particularly businesses located in neighborhood shopping centers. Therefore, we suggest that the applicant provide convenient and safe bicycle parking on site. FCDOT staff can assist in locating bicycle racks and determining the number and type of racks necessary.

Should you have any questions, please contact either me or Jeff Hermann at (703) 324-1135.

cc: Angela Rodeheaver
Alan Kessler

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: David B. Marshall 
Facilities Planning Branch, DPZ

FILE: 08.03 (ZTW)

SUBJECT: Trail Waiver
SE 2008-SP-015
Development Name: Sun Trust Bank
Greenbriar Town Center

DATE: August 11, 2008

This office has consulted with Marlae Schnare in the Springfield District supervisor's Office to review the request to waive the construction of a major paved trail along the Route 50 frontage at the Greenbriar Town Center. We recommend that a 5-foot concrete sidewalk be constructed to replace the existing 4-foot concrete sidewalk in lieu of the construction of the major paved trail.

If you have any questions, please call me at extension 41261.

SJL

cc: Pam Nee, Environment and Development Review Branch, PD, DPZ
Marlae Schnare, Senior Legislative Aide, Springfield District Supervisor's Office



COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

July 7, 2008

Ms. Regina Coyle
Director of Zoning Evaluation
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: SE 2008-SP-015 -SunTrust Bank
Tax Map No. 45-1-((1))-10C

Dear Ms. Coyle:

This office has reviewed the special exception plat relative to special exception application SE 2008-SP-015 and offers the following comments.

- Proposed entrances to the site along Rte. 50 Service Drive should be designed and constructed in accordance with VDOT's *Minimum Standards of Entrances to State Highways*.
- Proposed 9' Wide exit to Service Drive from the site should be eliminated.

Sincerely,

A handwritten signature in black ink, appearing to read "Hiren C. Joshi".

Hiren C. Joshi; P.E.
Transportation Engineer

cc: Ms. Angela Rodeheaver



County of Fairfax, Virginia

MEMORANDUM

DATE: JUL 9 2008

TO: Christopher Demanche, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Elfatih Salim, Senior Engineer III *ES*
Stormwater and Geotechnical Section
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Application SE 2008-SP-015; SunTrust Bank – Greenbriar Shopping Center; Special Exception Plat dated July 1, 2008 (plat), Tax Map #045-1-01-00-0010-C (Site), LDS Project #008012-ZONA-001-1; Cub Run Watershed; Springfield District

We have reviewed the referenced submission and offer the following comments:

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) designated on this Site.

The site is located in a Water Supply Protection Overlay District and 50% phosphorus removal will be required (redevelopment criterion does not apply as Northern Virginia BMP Handbook stipulates on page 4-13 that in situations where more than one of the phosphorus removal requirements applies, the most stringent shall be used.

Applicant indicated that a water quality control waiver would be required. DPWES cannot take action on the waiver request until DPZ take action in the special exception application.

Stormwater Planning Division recommends and the County is encouraging that the applicant employs "Better Site Design" development techniques and use LID practices to the full extent as allowed by the PFM and the Letters to Industry to minimize/reduce the volume of water that leaves the site. The applicant could use vegetated roofs, tree (vegetated) box filters, and/or infiltration practices to provide stormwater quality control.

Floodplain

There is no regulated floodplain on the Site.

Downstream Drainage Complaints

There are no downstream drainage complaints on file.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359



Christopher Demanche, Staff Coordinator
SE 2008-SP-015
Page 2 of 2

Stormwater Detention

The applicant indicates that existing underground detention facility will be used to provide stormwater detention for this development. A private maintenance agreement between the site owners and owners of the stormwater detention facility will be required prior to final approval of the construction plan.

Site Outfall

Applicant needs to show extent of review for stormwater outfalls. The extent of review for an outfall for DPZ applications shall be extended downstream to a point that is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) has to be shown on the plan. Applicant needs to update adequate outfall narrative for each site outfall accordingly.

In the adequate outfall narrative, the applicant indicated that lower flows through downstream systems are an indication of no adverse impacts. The adequacy of outfall shall be demonstrated by showing enough capacities in pipes/channels and non-erosive velocities if channels are encountered.

Please contact me at 4-1720 if you have any questions or require further clarification.

ES/tg

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES
Zoning Application File

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-503 Standards for all Category 5 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 5 special exception uses shall satisfy the following standards:

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.
2. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan or photometric plan as may be required by Part 9 of Article 14.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-611 Provisions for Approving Drive-In Financial Institutions, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Station/Mini-Marts in a Highway Corridor Overlay District

The Board may approve a special exception for the establishment or for the enlargement, extension, relocation or increase in intensity of a drive-in financial institution, fast food restaurant, quick-service food store, service station or service station/mini-mart in a Highway Corridor Overlay District, but only in accordance with the provisions of Part 6 of Article 7.

7-608 Use Limitations

All uses shall be subject to the use limitations set forth in the underlying zoning district(s), and, in addition, drive-in financial institutions, fast food restaurants, quick-service food stores, service stations and service station/mini-marts shall be subject to the following use limitations:

1. In any Highway Corridor Overlay District:

A. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.

B. Such a use shall have access designed so as not to impede traffic on a public street intended to carry through traffic. To such end, access via the following means may be given favorable consideration:

(1) Access to the site is provided by a public street other than one intended to carry through traffic, and/or FAIRFAX COUNTY ZONING ORDINANCE 7-38

APPENDIX 7

(2) Access to the site is provided via the internal circulation of a shopping center, which center contains at least six (6) other commercial uses, or an office complex having a limited number of well-designed access points to the public street system and no additional direct access is provided to the site from a public street intended to carry through traffic over and above those entrances which may exist to provide access to the shopping center, and/or

(3) Access to the site is provided by a functional service drive, which provides controlled access to the site.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		